

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-1(b)

Andrew T. Archer, Esquire  
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West Berlin, NJ 08091  
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Attorney for Debtor(s)

In Re:

PATRICE M. HUFF



Order Filed on October 18, 2022  
by Clerk  
U.S. Bankruptcy Court  
District of New Jersey

Case No.: 19-10643 MBK

Hearing Date: \_\_\_\_\_

Chapter: 13

Judge: MBK

**ORDER AUTHORIZING  
SALE OF REAL PROPERTY**

Recommended Local Form: ☒ Followed ☐ Modified

The relief set forth on the following pages numbered two (2) and three (3) is  
**ORDERED.**

**DATED: October 18, 2022**

A handwritten signature in black ink, appearing to read "Michael B. Kaplan".  
\_\_\_\_\_  
Honorable Michael B. Kaplan  
United States Bankruptcy Judge

After review of the Debtor's motion for authorization to sell the real property commonly known as 1827 Summerfield Avenue, Neptune, New Jersey (the Real Property).

**IT IS** hereby **ORDERED** as follows:

1. The Debtor is authorized to sell the Real Property on the terms and conditions of the contract of sale pursuant to 11 U.S.C. §§ 363(b) and 1303.
2. The proceeds of sale must be used to satisfy the liens on the real property unless the liens are otherwise avoided by court order. Until such satisfaction the real property is not free and clear of liens.
3. ☒ In accordance with D.N.J. LBR 6004-5, the *Notice of Proposed Private Sale* included a request to pay the real estate broker and/or debtor's real estate attorney at closing. Therefore the following professional(s) may be paid at closing.

Name of professional: Jon Day

Amount to be paid: \$9,900.00

Services rendered: Listing realtor, realtor for sale of property

Name of professional: Dan C. Pelletier, Esquire

Amount to be paid: \$2,000.00

Services rendered: Real estate closing attorney

**OR:** ☐ Sufficient funds may be held in escrow by the Debtor's attorney to pay real estate broker's commissions and attorney's fees for the Debtor's attorneys on further order of this court.

4. Other closing fees payable by the Debtor may be satisfied from the proceeds of sale and adjustments to the price as provided for in the contract of sale may be made at closing.

5. The amount of \$\_\_\_\_\_ claimed as exempt may be paid to the Debtor.
  6. The ☐ *balance of proceeds* or the ☒ *balance due on the debtor's Chapter 13 Plan* must be paid to the Chapter 13 Trustee.
  7. A copy of the HUD settlement statement must be forwarded to the Chapter 13 Trustee 7 days after closing.
  8. ☐ The debtor must file a modified Chapter 13 Plan not later than 21 days after the date of this order.
- Other provisions:
9. Fed. R. Bankr. P. 6004(h), which provides for a 14 day stay of this order is not applicable.
  10. The 14 day appeal period per Fed. R. Bankr. P. 8002 is hereby waived.
  11. LoanCare, LLC shall be paid in full at closing pursuant to a statement generated through the date of tender.
  12. The debtor shall file a modified plan to pay 50% to general unsecured creditors.
  13. The sale is to close within 90 days of the date of this Order.

rev.8/1/15

In re:  
Patrice M. Huff  
Debtor

Case No. 19-10643-MBK  
Chapter 13

## CERTIFICATE OF NOTICE

District/off: 0312-3  
Date Rcvd: Oct 18, 2022

User: admin  
Form ID: pdf903

Page 1 of 2  
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Oct 20, 2022:

Recip ID	Recipient Name and Address
db	+ Patrice M. Huff, 1827 Summerfield Ave, Neptune, NJ 07753-4547

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

## NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Oct 20, 2022

Signature: /s/Gustava Winters

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on October 18, 2022 at the address(es) listed below:

Name	Email Address
Albert Russo	docs@russotrustee.com
Albert Russo	on behalf of Trustee Albert Russo docs@russotrustee.com
Aleisha Candace Jennings	on behalf of Creditor LOANCARE LLC. ajennings@raslg.com
Andrew Thomas Archer	on behalf of Debtor Patrice M. Huff aarcher@spillerarcherlaw.com bankruptcy@brennerlawoffice.com;mcdoherty_187750@ecf.courtdrive.com;R64966@notify.bestcase.com
Denise E. Carlon	on behalf of Creditor DITECH FINANCIAL LLC dcarlon@kmlawgroup.com bkgroup@kmlawgroup.com
Harold N. Kaplan	

District/off: 0312-3

User: admin

Page 2 of 2

Date Rcvd: Oct 18, 2022

Form ID: pdf903

Total Noticed: 1

on behalf of Creditor LOANCARE LLC. hkaplan@rasnj.com, kimwilson@raslg.com

Laura M. Egerman

on behalf of Creditor LOANCARE LLC. bkyecf@rasflaw.com, bkyecf@rasflaw.com;legerman@raslg.com

Michael R. DuPont

on behalf of Creditor First Financial Federal Credit Union dupont@redbanklaw.com lori@redbanklaw.com

Nicholas V. Rogers

on behalf of Creditor LOANCARE LLC. nj.bkecf@fedphe.com

Sindi Mncina

on behalf of Creditor LOANCARE LLC. smncina@raslg.com

U.S. Trustee

USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 11